

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 26, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Massey, Pendakur, Rankin
and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated February 19, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Grant re Local Improvement Taxes:
Vancouver College

At a previous meeting the Council deferred an application by Vancouver College for a grant in respect of Local Improvement taxes for street lighting, pending receipt of information from the College on the basis of financial need.

The Board of Administration submitted a report dated February 1, 1974, from the Director of Finance giving the historic position and setting out information furnished by the College.

Representatives of the Vancouver College appeared in respect of the grant request and commented upon the latest report of the Director of Finance.

MOVED by Ald. Rankin,

THAT a grant equal to the commuted value of the local improvement taxes for street lighting, as applied against the Vancouver College, be approved.

- LOST
(not having received
the required majority)

(Aldermen Bowers, Massey and Pendakur
voted against the motion)

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Parking Requirements: Downtown
Development Permit Applications

MOVED by Ald. Hardwick,

THAT the Departmental Report dated February 20, 1974, submitted by the Chairman of the Technical Planning Board on the subject of parking requirements: downtown development permit applications, be referred to the Standing Committee on Civic Development for consideration with other downtown parking considerations.

- CARRIED UNANIMOUSLY

DELEGATIONS, UNFINISHED BUSINESS & DEPARTMENTAL REPORTS

Demolition: Birks Building

The Council considered report of the Corporation Counsel and the Director of Planning contained in Clause 2 of Departmental report (Building and Planning matters), dated February 22, 1974, in respect of the present position from a legal and planning point of view regarding the whole matter of Vancouver Centre development, including the Birks Building.

In the report the following is set out:

"It is the conclusion of the Corporation Counsel and the Director of Planning that:

- (i) From the administrative point of view the matter is proceeding totally in accord with the approval and authority which have been granted; and
- (ii) From a legal point of view the developers are totally in accord with the requirements and obligations imposed upon them.

The Corporation Counsel is of the opinion, having regard to all of the above, that there is not now available to Council any action by Council which would or could require the developer to refrain from demolishing the remaining building (the Birks Building) in accordance with duly authorized existing authority. Any such action would not be enforceable in a Court of law."

Mr. J. Oliphant, representing a group wishing to save the Birks Building from demolition appeared and asked questions in respect of the Special Committee appointed by Council at the last meeting to meet with representatives of the Development Company, and urged approval of the proposed lease agreement with the development company be deferred until Council has communicated with Victoria on the whole question and examined the matter in greater detail.

Alderman Harcourt advised, on behalf of the Special Committee, that a meeting was held with representatives of the Vancouver Centre Development Limited. The Corporation Counsel's opinion of the present position on the matter was before the Special Committee and the representatives of the Company advised they were committed to the project and were not prepared to change their plans but would proceed on the basis of the development permit issued.

The Council also had before it for approval Board of Administration report dated January 28, 1974, setting out report of the Corporation Counsel in respect of the matter of lease agreement between the City and the Vancouver Centre Development Limited.

cont'd....

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DELEGATIONS, UNFINISHED BUSINESS & DEPARTMENTAL REPORTS (cont'd)

Demolition: Birks Building (cont'd)

It is noted that the Board of Administration recommends that the following recommendation of the Corporation Counsel be adopted:

"that the said Agreement to Lease between the City and Vancouver Centre Development Limited be approved and that when completed in final form the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto and FURTHER that the Corporation Counsel be authorized to make application for an Order-in-Council permitting the registration of the said Block 53 Undersurface Lease when the same is executed by the parties".

MOVED by Ald. Harcourt,

THAT the recommendation of the Corporation Counsel set out above in respect of approval of the proposed lease agreement between the City and the Vancouver Centre Development Limited be approved.

(tabled)

MOVED by Ald. Pendakur,

THAT the motion of Alderman Harcourt be tabled and that the following Special Committee, Chaired by Alderman Gibson, be appointed to meet with representatives of the Vancouver Centre Development Limited, including other representatives such as of the Birks family as considered advisable by the Committee:

Alderman Gibson (Chairman)
Alderman Bowers,
Alderman Linnell,
Alderman Rankin,
Alderman Volrich

- CARRIED

(Aldermen Bowers, Harcourt and Massey voted against the motion)

B. Departmental Report,
February 22, 1974

Building and Planning matters (February 22)

Birks Building (Clause 2)

MOVED by Ald. Harcourt,

THAT the information submitted by the Corporation Counsel and the Director of Planning in this clause be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1.

Proposed Sign By-law

The Council noted communications from Neon Products Ltd. and the Sheet Metal Workers' International Association asking an opportunity to appear before Council in connection with a proposed Sign By-law.

MOVED by Ald. Bowers,

THAT these delegations be heard but when the proposed draft Sign By-law is before Council for consideration.

(amended)

cont'd.....

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COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Sign By-law (cont'd)

MOVED by Ald. Rankin, in amendment,

THAT the words after "be heard" in the motion of Alderman Bowers be struck and the following substituted therefor:

"in the usual manner as arranged by the City Clerk but the delegations are to appear on the specific item of the billboard issue and to be advised that the remarks should be restricted to a period of 15 minutes."

- CARRIED

(Aldermen Bowers and Massey voted against the amendment)

The motion of Alderman Bowers, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT these delegations be heard in the usual manner as arranged by the City Clerk but the delegations are to appear on the specific item of the billboard issue and to be advised that the remarks should be restricted to a period of 15 minutes".

2. Appointment: Vancouver Resources Board
Alderman Rankin

MOVED by Ald. Harcourt,

THAT, pursuant to recommendation of the Mayor, Alderman Rankin be appointed to the Vancouver Resources Board as the City's representative; it being noted Alderman Marzari represents the Metropolitan Board of Health on the Resources Board.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION
General Report, February 22, 1974

Works and Utility Matters (February 22)

Watermain Installations: 1973 Capital Budget

MOVED by Ald. Volrich,

THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (February 22)

Strata Title Application: New Construction
391 East 7th Avenue, Oakwood Properties Ltd.

MOVED by Ald. Hardwick,

THAT the application of Oakwood Properties Ltd., under the Strata Titles Act re new apartment development at 391 East 7th Avenue, be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Feb. 22, (cont'd)

Finance Matters

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Purchase of Jericho - 38 acres
- Cl. 2: Tender for Supply of 1974 Police and Firemen's Uniforms
- Cl. 3: Vancouver and District Labour Council Suggestions for Tax Reform
- Cl. 4: Luncheon Request: B.C. Rugby Union
- Cl. 5: Dinner Request: Volunteer Bureau of Greater Vancouver

The Council took action on this report as follows:

Purchase of Jericho - 38 acres (Clause 1)
Tender for Supply of Police and Firemen's Uniforms (Clause 2)

MOVED by Ald. Gibson,

THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Vancouver and District Labour Council:
Suggestions for Tax Reform (Clause 3)

MOVED by Ald. Rankin,

THAT, pursuant to request received, a delegation from the Vancouver and District Labour Council be heard on this matter and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

Luncheon Request: B.C. Rugby Union (Clause 4)

MOVED by Ald. Bowers,

THAT no action be taken on the request from the B.C. Rugby Union for a luncheon in connection with the visit of the New South Wales Country Rugby Team from Australia, playing in Vancouver March 9th through 14th, 1974.

- CARRIED UNANIMOUSLY

Dinner Request: Volunteer Bureau of Greater Vancouver (Clause 5)

MOVED by Ald. Bowers,

THAT no action be taken on the request from the Volunteer Bureau of Greater Vancouver for a grant in order to have a dinner for those attending the Founding Conference of the Canadian Association of Volunteer Bureaus to be held at the University of British Columbia, June 13, 14 and 15th, 1974.

- CARRIED UNANIMOUSLY

Property Matters (February 22)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Lease - Commercial Drive Street-end
North of Powell Street
- Cl. 2: Sale of Lot 22, N/S of 3100 block School
Avenue, between McKinnon and Kerr Streets

Lease: Commercial Drive Street-end (Clause 1):

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters (cont'd)

Sale of Lot 22 N/S of 3100 Block School Avenue (Clause 2)

It was agreed to withdraw this clause pursuant to request received from the Supervisor of Property and Insurance.

DEPARTMENTAL REPORT, February 22 (cont'd)

Building and Planning Matters (February 22)

The Council again considered this report which contains two clauses identified as follows:

- Cl. 1: Local Area Planning Program
- Cl. 2: Birks Building

Local Area Planning Program (Clause 1)

MOVED by Ald. Volrich,

THAT this clause be referred to the Standing Committee on Community Development for consideration.

- CARRIED

(Alderman Gibson voted against the motion)

Birks Building (Clause 2)

The Council took action on this clause earlier this day.
(see pages 2 and 3)

D. Report of Standing Committee on Social Services, February 14, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Meeting with Board and Staff of the Neighbourhood Services Association
- Cl. 2: Termination Grant: Helping Hand Council

The Council took action as follows:

Meeting with Board and Staff of the Neighbourhood Services Association (Clause 1)

MOVED by Ald. Rankin,

THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

Termination Grant - Helping Hand Council (Clause 2)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

E. Report of the Standing Committee on Housing, February 19, 1974

The Council considered this report on the subject of Strata Title Applications, and took the following action:

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, February 19, 1974 (cont'd)

MOVED by Ald. Harcourt,

THAT the Committee's recommendations (a) and (c) be approved;

FURTHER THAT the Committee's recommendation (b) be approved after deleting the last word "permitted" and substituting therefor the word "considered".

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on
Community Development, February 20, 1974

The Council considered this report on the matter of Kitsilano Local Area Planning and took the following action:

MOVED by Ald. Volrich,
THAT,

- (1) the recommendation of the Committee that Council approve in principle A, B, AND C as set out on page two of the report be approved;
- (2) the recommendations D and F of the Committee set out for approval in principle be referred to the Board of Administration;
- (3) the recommendation E submitted for approval in principle be referred back to the Standing Committee on Community Development for further consideration;
- (4) the last recommendation of the Committee reading as follows be approved:

"how the Planning Group is to be selected and the terms of reference for the Kitsilano Planning Committee be deferred for consideration at a meeting of this Standing Committee on March 7, 1974".

- CARRIED UNANIMOUSLY

G. Illegal Suites - Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of February 22, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Pearl Thompson (owner), 2261 East 45th Avenue
Mrs. Aurora DeHaas (tenant), 1965 West 15th Avenue
Mrs. E. Fletcher (tenant), 19 North Renfrew Street
Shirley McGavin (tenant), 4295 Sophia Street

- (b) the following applications be approved for one year from the date of this Resolution:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites - Hardship Cases (cont'd)

Brent Palmer (tenant), 505 West 63rd Avenue
Lewis Zenk (tenant), 3366 West 26th Avenue
Caroline J. Stirling (tenant), 4259 West 16th Avenue
Edward W. O. Peck (tenant), 3606 West 33rd Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Lim Kun-Jo (tenant), 165 S. W. Marine Drive
Richard A. Wilkinson (tenant), 3643 West 1st Avenue
Meredyth Savage (tenant), 3773 West 18th Avenue
Wm. Maule (tenant), 1411 East 21st Avenue
John Corbett (tenant), 1411 East 21st Avenue
Norman Hillsworth (tenant), 1410 Nanaimo Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

- (e) the following applications be not approved:

G. S. Dhillon (owner), 7763 Victoria Drive
Ajit Singh Chohan (owner), 2637 Duke Street
William Alan McLeod (tenant), 2465 East 23rd Avenue
Randell Floyd Murdoch (tenant), 2796 East 14th Avenue
Azhar Huda (owner), 374 East 32nd Avenue "

MOVED by Ald. Hardwick,

THAT the foregoing report of the Special Committee dated February 22, 1974, and containing Clauses (a) to (e) be approved.

- CARRIED UNANIMOUSLY

H. Engineering Department Staff:
Visit to Calgary re Transit System

The Board of Administration, under date of February 25, 1974, submitted the following report:

The City Engineer reports as follows:

"This report recommends that the City pay \$130 in travel, food and accommodation expenses to allow one of our Traffic Division staff members, Mr. S.S. Maynes, to spend two days in Calgary on a joint trip with the Assistant Director of the Provincial Bureau of Transit Services, Mr. B.E. Sullivan.

The purpose of the trip is to examine Calgary's transit system, particularly their Blue Arrow Express Bus, which is a Federally supported project, and their mile long exclusive 'reversed' bus lane in the downtown.

Mr. Maynes and Mr. Sullivan will fly to Calgary and spend March 4th and 5th in that City. Arrangements have been made to meet Calgary's Transportation Engineer, Mr. H.A. Swanson.

It is RECOMMENDED that Council approve the following expenses (under Account No. 7090/929) to send Mr. Maynes to Calgary for two days:

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Engineering Department Staff:
Visit to Calgary re Transit System (cont'd)

Return Air fare	\$ 82.00
Hotel (for one night)	20.00
Ground Transportation	8.00
Meals	<u>20.00</u>
Total	\$130.00"

Your Board RECOMMENDS approval of the foregoing report.

MOVED by Ald. Hardwick,
 THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of the Standing Committee on
 Finance and Administration, February 21, 1974

The Committee considered this report which contains four clauses identified as follows:

- Cl. 1: Preliminary Report on the 1974
 Revenue Budget Estimates
- Cl. 2: Health Department: Preliminary 1974
 Budget Review
- Cl. 3: Twice Yearly Tax Billings
- Cl. 4: Park Board Budget Review

MOVED by Ald. Bowers,
 THAT the recommendation of the Committee contained in Clause 1 of this report be approved and the information submitted in Clauses 2, 3 and 4 be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
 SECONDED by Ald. Hardwick,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
 (Lane south of 4th Avenue between
 Manitoba and Ontario Streets)

MOVED by Ald. Bowers,
 SECONDED by Ald. Rankin,

1. THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes the South Half of "A", north of Lots 10, 11 and 12, Block 22, District Lot 200A, Plan 197.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

2. Parking Problem: Area Surrounding
Pacific National Exhibition

Notice was called on the following motion at the meeting on February 19, 1974:

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT WHEREAS there is a severe parking problem in the area surrounding the Pacific National Exhibition;

AND WHEREAS Council has had the problem of numerous delegations to City Hall in respect of this issue;

AND WHEREAS the solution can only be accomplished by major renovations to the PNE parking set up;

AND WHEREAS the problem is created by the PNE as a traffic generator;

THEREFORE BE IT RESOLVED THAT Council instruct the PNE Board to prepare and design a traffic plan which will resolve this problem within a two-year period on the following basis:

6 months for design work and 18 months
to construct and develop such a plan.

The motion was put and,

- CARRIED UNANIMOUSLY

3. Property Taxes re Hospitals

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT WHEREAS the Provincial Government has recently announced a rationalization of the taxation system in the Province of B.C., and is moving to abandon exemptions from property tax for Crown Corporations;

AND WHEREAS no similar move is proposed for property taxes on hospitals;

AND WHEREAS the presence of hospitals gives rise to a wide variety of expenditures for the use of City services, which expenditures have to be borne by other property owners;

AND WHEREAS the distribution of hospital facilities is not uniform throughout the Province, but is concentrated in regional centres such as Vancouver;

AND WHEREAS the taxable value of hospitals in the City in 1974 is \$52,647,000, which would yield \$790,000 in property taxes (at 15.0 mills);

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to enact legislation which will enable municipalities to collect property taxes on all property held by hospitals;

AND FURTHER THAT the Union of B.C. Municipalities be asked to support this request.

- CARRIED UNANIMOUSLY

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ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
Helicopter Landings within
the City

raised the question of the Council views in respect of helicopter landings on downtown areas. It is advised the Ministry of Transport is not prepared to approve applications without advice from the City.

It was agreed that the whole matter be referred to the Standing Committee on Waterfront for report.

Alderman Rankin -
Use of Carports, garages,
and other accessory
buildings in rear yards

advised that some time ago the Council referred for report, requests for the use of carports, garages and other accessory buildings in rear yards for boat storage, etc.

Commissioner Ryan reported this is an item included in the general development permit report being prepared for Council; however, he suggested this particular matter could be the subject of a separate report.

The Mayor directed the Director of Planning be instructed to bring in a separate report to Council on this matter as soon as possible.

Alderman Rankin -
Motorcyclists in the
Kerr Road dump area

advised of the annoyance to neighbours caused by the use of the Kerr Road dump area by motorcyclists and urged early action be taken.

The Mayor at a previous meeting reported on taking the matter up with the Park Board in an endeavour to find a solution.

The Mayor agreed to report to the next meeting on the question and would arrange for the Superintendent of Parks to be present if considered advisable.

Alderman Volrich -
Proposed Office Tower:
1200 block West 73rd Avenue

advised of the interest of the Marpole-Oakridge Area Council in respect of a proposed office tower in the 1200 block West 73rd Avenue and asked the Board of Administration report to the next meeting on the nature of the development and its status; further, that any issuance of the development permit be delayed.

The Mayor requested Alderman Volrich to make arrangements accordingly with the Board of Administration.

The Council recessed at approximately 4:00 p.m. to reconvene 'In Camera' in the Mayor's Office.

The foregoing are Minutes of the Regular Council meeting of February 26, 1974, adopted by Council on March 5th, 1974.


MAYOR


CITY CLERK

Board of Administration, February 22, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Water Main Installations - 1973 Capital Budget

The City Engineer reports as follows:
"The following water mains require replacement:

<u>WATER MAIN PROJECT 323</u>		
<u>Street</u>	<u>From</u>	<u>To</u>
Clarendon Street	34th Avenue	37th Avenue
Culloden Street	55th Avenue	59th Avenue
44th Avenue	Joyce Street	Tyne Street
<u>WATER MAIN PROJECT 324</u>		
Ontario Street	18th Avenue	21st Avenue
7th Avenue	Ash Street	Cambie Street
10th Avenue	Prince Albert Street	St. Catherines Street
<u>WATER MAIN PROJECT 325</u>		
Pender Street	Clark Drive	Vernon Drive
Glen Drive	Pender Street	50 ft. South
Georgia Street	Glen Drive	Vernon Drive
Venables Street	Glen Drive	Vernon Drive

Project 323 and 324 installations are to replace leaking steel mains and some 4" cast iron pipe. About 70% of this work is to be done prior to 1974 paving.

Project 325 installations are for the purpose of providing improved fire protection in industrial areas.

Cost estimates for Projects 323, 324 and 325 are \$38,000. \$40,000 and \$34,000 respectively.

I RECOMMEND that the above described projects be approved and that the required funds be appropriated from 1973 Water Works Capital Accounts as follows:

(a) Project 323 - \$38,000 from Account No. 128/7903 - 'Prior to Paving Unallocated'.

(b) Project 324 - \$40,000 from Account No. 128/7901 - 'City Subdivisions - Unallocated'.

(c) Project 325 - \$34,000 from Account No. 128/7901 - 'City Subdivisions Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, February 22, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction
391 East 7th Avenue - Lot "A", Block 40, D.L.200A
21 Dwelling Units - Oakwood Properties Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from Oakwood Properties Ltd., for approval of a Strata Plan for a new 3 storey with basement, wood frame apartment building, containing 21 dwelling units at 391 East 7th Avenue.

The applicants have submitted a prospectus which provided the following information under the appropriate sections of the regulations.

N.B: See Appendix 'A' for site plan.

Section 1(2) - Financing:

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The True Interest On Any Financing

The prospectus states that interim financing for the construction is being provided by Canadian Imperial Bank of Commerce. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revision according to prevailing market rates.

Second mortgage financing is available through the British Columbia Provincial Government or other financial institutions to qualified applicants.

(b) - Any Bonusing of Financing

The prospectus states that there is no mortgage bonus or incentive provision.

(c) - Details of a Management Contract & Monthly Servicing

Management Contract

A management contract has been negotiated with Gillespie Investments Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is \$5.50 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

cont'd

Board of Administration, February 22, 1974 (BUILDING - 2)

Clause No.1 continued

Monthly Maintenance Costs

The estimated monthly assessments for each unit is as follows:

Unit	Sq.Ft.	Estimated Cost per Month.
101	664	32.07
102	846	40.85
103	640	30.90
104	559	27.00
105	616	29.75
106	820	39.60
107	601	29.03
201	664	32.07
202	846	40.85
203	640	30.90
204	825	39.84
205	616	29.75
206	820	39.60
207	647	31.25
301	664	32.07
302	846	40.85
303	640	30.90
304	825	39.84
305	616	29.75
306	820	39.60
307	647	31.25

The above estimates include the following items:

General operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts and security.

General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous.

Utilities - electricity, gas, water, garbage, intercom and laundry.

General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes & All Other Costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the homeowner's Grant, is as follows:

101	\$162.01
102	206.39
103	156.14
104	136.41
105	150.30
106	200.05
107	146.64
201	162.01
202	206.39
203	156.14
204	201.28
205	150.30
206	200.05
207	157.88

cont'd

Clause No.1 continued

Subsection (d)
Continued.

301	\$162.01
302	206.39
303	156.14
304	201.28
305	150.30
306	200.05
307	157.88

The estimated taxes as shown only apply if the Strata Lot owner is qualified to receive the Provincial Home Owners Grant.

Other than property taxes and the monthly assessment referred to above, there are no other anticipated common expenses.

Subsection (e) - Shared Facilities & Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Parking

There are 29 parking spaces provided in the underground parking garage which is common property. Each one of the 21 Strata Lots will be assigned the exclusive use of one parking space and the 8 additional spaces are available at additional cost.

Patios & Balconies

- i) Each ground floor Strata Lot will be granted exclusive use of the paved patio area contiguous to its living-dining room.
- ii) The balconies attached to and directly accessible to the Strata Lot are for the exclusive use of that Strata Lot.

Storage Lockers

Each Strata Lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

Laundry Rooms

The laundry room on each floor shall be for the exclusive use of the Strata Lots on that floor.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lots.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from the office of Wilfred D. Buttjes and Associates, Architects, in which he confirms that the quality of construction and finishes of this project compare favourably with the quality control requirements of Central Mortgage & Housing Corporation, as required by the Canadian Code for Residential Construction."

Your Board submits the foregoing report for the CONSIDERATION of Council.

Board of Administration, February 22, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Jericho - 38 acres

The Director of Finance reports as follows:

"Council previously approved the purchase of 38 acres at Jericho from the Federal Government, for \$388,000. On December 7, 1973 the Prime Minister of Canada visited Vancouver and signed formal documents respecting the transfer of the 38 acres to the City of Vancouver. The exact source of funds for the purchase of Jericho was never specified by Council and I would recommend that the \$388,000 be charged to Parks Acquisition Fund in the 1976 - 80 Five Year Plan, which is now in the preparation stage, and in the interim that the funds be provided from the Land Purchase Fund. In 1976 this Fund would then sell the property to the Parks Acquisition Fund for the \$388,000. This has been discussed with the Superintendent of Parks who has no objection."

Your Board RECOMMENDS the above report of the Director of Finance be approved.

2. Tender No. 12-74-1 - Supply of 1974 Police and Firemen's Uniforms

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on February 18, 1974.

Funds for this purchase will be included in the 1974 revenue budget.

Two bids were received:-

Gordon Campbell Ltd., Vancouver, B.C.	-	\$120,250.00
Sainthill Levine Uniforms, Toronto, Ont.	-	\$136,031.00

RECOMMENDATION

We recommend acceptance of the overall low bid submitted by Gordon Campbell Ltd. for the supply of 1974 Policemen's and Firemen's Uniforms at an estimated cost of \$120,250.00, plus 5% Provincial Sales Tax."

Your Board RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved.

CONSIDERATION

3. Vancouver and District Labour Council Suggestions for Tax Reform

The Director of Finance reports as follows:

"By letter dated January 30, 1974 the Vancouver and District Labour Council submitted to the City Clerk a number of suggestions for tax reform based on the following premis, which introduces their submission.

'Our program for tax reform for Vancouver is based on the proposition that homes should not be taxed for general revenue required by the City, and that the bulk of all taxes should be paid by revenue producing property, and business, based on the principle of ability to pay. In other words, the bigger the business, the bigger the taxes.'

Cont'd

Clause #3 continued:

Their submission then lists a number of items, which can presumably be considered as suggestions for tax reform. The Council also is requesting permission to make representations to City Council on this subject.

For me to properly comment on the Labour Council's suggestions would require a great deal of work which I cannot do at this time, and I would suggest that Council leave these suggestions with me for further study.

For the consideration of Council:

The request of the Vancouver and District Labour Council to appear before Council to make representations regarding their suggestions."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

DELEGATION REQUEST: Vancouver and District Labour Council

4. Luncheon Request - B.C. Rugby Union

The City Clerk reports as follows:

"A letter has been received in this office from the B.C. Rugby Union dated February 6, 1974. They advise that New South Wales Country Rugby Team, from Australia, will be playing in Vancouver from March 9th through 14th and they are requesting that the City consider sponsoring a dinner for the team on the evening of Monday March 11th or a luncheon. The size of the New South Wales party is 27 members.

Council has dealt with similar requests in the past as follows:

Nov. 20/73	B.C. Volleyball Assoc.	Luncheon during Volleyball Championships	not approved
Nov. 30/71	B.C. Rugby Union	Luncheon for Australian National Rugby Team	approved \$250.00"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

5. Dinner Request - Volunteer Bureau of Greater Vancouver

The City Clerk reports as follows:

"A letter has been received in this office from the Volunteer Bureau of Greater Vancouver dated January 29, 1974. They advise that the founding conference of the Canadian Association of Volunteer Bureaus is to be held in Vancouver, June 13th, 14th and 15th. The Secretary of State's Department is sponsoring the conference and there will be an attendance of about 150 Canadian Bureau representatives and 50 National Voluntary Organization representatives. They are requesting that Council consider sponsoring a dinner for those attending the conference, which will be held at the University of B.C., Walter Gage Conference Centre. As the conference is at U.B.C., they would like to hold the dinner at the Faculty Club and have been advised that a grant of \$1,500.00 would cover the costs involved.

Board of Administration, February 22, 1974 (FINANCE - 3)

Clause #5 continued:

Council has dealt with similar requests in the past as follows:

Nov. 20/73	Catholic Women's League of Canada	Luncheon during Conference	not approved
Oct. 23/73	Canadian Federation of Business & Professional Women's Clubs	Dinner during Conference	not approved"

Your Board submits the foregoing report of the City Clerk for the
CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 365

Board of Administration, February 22, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease - Commercial Drive Street-end, North of Powell Street

The Supervisor of Property & Insurance reports as follows:-

"Commercial Drive Street-end, north of Powell Street, has been leased to the owners of the property abutting both sides of the street-end since 1941, for access and loading purposes only in conjunction with their operations adjoining the street-end. The street-end has always remained open to the public for access to water lots, and is paved and maintained by the lessee.

The last renewal lease was approved by Council on February 20, 1973 to Acklands Leasehold Properties Limited for a term of ten years, with five year renewal reviews and subject to three months notice of cancellation if required for civic purposes. Acklands Leasehold properties have now sold their interest in the properties adjoining each side of the street-end and in view of the fact that the properties are no longer under one ownership, the Law Department has suggested that Acklands surrender their lease and the City enter into new leases with the abutting owners on the following basis, to which the new owners have agreed:-

Commercial Drive Street-end be leased for a nine year period, January 1, 1974 to December 31, 1982, (being the balance of the term approved to Acklands) as follows:

East Half of Commercial Drive Street-end: to Sun Life Assurance Company of Canada.
West Half of Commercial Drive Street-end: to Omnipian Development Limited.

- Rental: East Half, \$720.00 per annum plus taxes.
West Half, \$720.00 per annum plus taxes.
- Review: Rental subject to review on January 1, 1978.
- Use: Parking, access and loading purposes.
- Maintenance: Lessees to maintain blacktop surfaces in a manner satisfactory to the City Engineer.
- Buildings: None allowed
- Cancellation: City may cancel on 30 days notice.
- Access: The street-end to be left open for public access to the water lots.

RECOMMENDED That the current lease in the name of Acklands Leasehold Properties Limited be surrendered and that the East and West halves of Commercial Drive Street-end be leased for a nine year period, January 1, 1974 to December 31, 1982, on the foregoing basis, subject to documentation to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, February 22, 1974(PROPERTIES - 2)

2. Sale of Lot 22, Blocks 24 and 25, D.L. 37, Plan 5411,
North Side of 3100 Block School Ave. between McKinnon and
Kerr Streets

The Supervisor of Property and Insurance reports as follows:-

"On September 11, 1973 Council was advised that an application to purchase City-owned Lot 22, Blocks 24 and 25, District Lot 37, situated on the northern side of School Avenue between McKinnon and Kerr Streets had been received from the owner of the abutting Lot 23. As the City-owned land was a corner lot being held for street widening and lane purposes, the Supervisor of Property and Insurance recommended that the balance of the lot, after reserving the portion required by the Engineer, be sold to the abutting owner for consolidation with his Lot 23 to form one parcel. These were conditions contained in the applicant's offer to purchase which he forwarded with a deposit cheque for \$200. Council approved the recommendations on September 11, 1973.

We are now in receipt of a letter from the purchaser stating that he wishes to cancel the sale as he did not fully understand the conditions under which he submitted his offer. He is also requesting that his deposit of \$200 be returned.

As the purchaser has listed his house for sale, it is considered advisable to allow him to cancel his purchase of the City's lot. However, an inspection of the site shows that the purchaser has spread fill over the City's lot with the result that it is now approximately five feet above street grade and extends into the boulevard and street allowance. In addition, the sale required a survey by the City and the preparation of the subdivision plan. Survey work has been completed and the deposit of \$200 could go towards defraying the expense of the survey work. It is therefore,

RECOMMENDED:-

1. That the owner of Lot 23 be requested to remove the excess fill from the City's lot and clear the road and road allowance.
2. That the sale of Lot 22, Blocks 24 and 25, District Lot 37 to the owner of abutting Lot 23 be cancelled.
3. That the deposit of \$200 be retained to reimburse the City for survey work done on behalf of the purchaser."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 365, 366

Departmental Report, February 22, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Local Area Planning Program

The Director of Planning reports as follows:

A letter dated January 8, 1974, was received by the Director of Planning from the Chairman of the Mt. Pleasant Area Council. The letter is attached as an appendix to this report. The letter, in effect, supports a proposal to establish a local area planning program for the Mt. Pleasant area.

The Director of Planning has had a number of discussions with the Mt. Pleasant Area Council and has partaken in field trips with the Chairman, to examine, at first hand, some of the problems created by the physical changes of the area and to discuss the social effect this is having on the Mt. Pleasant community.

The Director of Planning, in response to the local area residents' initiative, hired Mr. Stanley King to do an attitude survey in the Mt. Pleasant area. This is being presently undertaken and will be completed by the end of June. This survey is conducted through funds provided out of Consultant Services General budget.

Mt. Pleasant, together with the Grandview-Woodland area, and the other communities within the inner area of the City of Vancouver are on the list of priorities for the 1974 Local Area Planning Program to be submitted in some detail to City Council at the end of February.

It is RECOMMENDED that City Council, endorse in principle, the establishment of a local area planning program for Mt. Pleasant, and the Director of Planning be instructed to report on the details pertaining to staffing and financial resources.

INFORMATION

2. Birks Building

The Corporation Counsel and the Director of Planning report as follows:

At its meeting on February 19th, 1974, Council asked for a report from the Director of Planning and the Corporation Counsel on the present status of the Vancouver Centre, on the options available to Council with respect to the last remaining building (the Birks Building), and the effect of any attempted action to prevent its demolition.

The present status is as follows:

- a. A Development Permit for the complex as approved by Council (including the sub-street development) was issued on December 21, 1973, after various preconditions had been satisfactorily met.
- b. Building permits were issued during October and November permitting demolition of all buildings on the site. (At this date only the Birks Building remains.)
- c. Due to timing of the Mall construction and the impact of City-imposed penalty clauses and financial security demands, the developers were permitted to commence work on Granville and Georgia Streets, earlier this year.

cont'd

Departmental Report, February 22, 1974 (BUILDING -- 2)

Clause No.2 continued

- d. The matter is currently before Council solely for the purpose of formally approving and arranging for the execution of documents which embody and bring into effect all Council's requirements.

It is the conclusion of the Corporation Counsel and the Director of Planning that:

- (i) From the administrative point of view the matter is proceeding totally in accord with the approval and authority which have been granted; and
- (ii) From a legal point of view the developers are totally in accord with the requirements and obligations imposed upon them.

The Corporation Counsel is of the opinion, having regard to all of the above, that there is not now available to Council any action by Council which would or could require the developer to refrain from demolishing the remaining building (the Birks Building) in accordance with duly authorized existing authority. Any such action would not be enforceable in a Court of law.

The foregoing report is submitted for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 366.....

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

February 14, 1974

A meeting of the Standing Committee of Council on Socials Services was held on Thursday, February 14, 1974 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Gibson and Hardwick

ALSO PRESENT: Mr. J. Denofreo

CLERK: M. Kinsella

INFORMATION

1. Meeting with Board and Staff of the
Neighbourhood Services Association

Representatives of the Neighbourhood Services Association appeared before the Committee to discuss the following proposal and to specifically request increased funding of their organization by the City of Vancouver:

"The following are major reasons why City Council should favourably consider our proposal of a grant of \$20,000 to N.S.A. for each area of the city for which it operates.

- (a) The City can utilize an agency which has credibility and flexibility and is intimately in touch with people to develop services in relation to changing neighbourhoods and needs.
- (b) The agency serves all age groups and its services cut across all political, social, economic, ethnic and religious lines. It emphasizes neighbourhood and family and its services are varied with group and individual techniques being used by skilled and experienced staff.
- (c) The Association coordinates its work with the public, education, recreation, welfare and health systems. It is supplementary to these public systems and can undertake programmes and services which are not generally accepted by governments.
- (d) The City Council, in approving funds to N.S.A., does not get locked in to a general public programme with on-going administrative responsibility and increasing financial commitment. At the same time, the Council can hold the Association accountable and can contract in a much more flexible manner. It also means that when a programme is generally accepted as a public responsibility, the City Council can ensure that it is transferred to the appropriate civic or provincial department. This allows time for negotiation.

Clause No. 1 (cont'd)

- (e) Since N.S.A. is an approved agency for C.A.P. funding the City can recover at least one-half of the funds it approves. This means that the cost to the City for any area would only be \$10,000 which can generate volunteers and projects up to \$100,000 for each area.
- (f) We submit this request for \$60,000 for Kitsilano, West End, Cedar Cottage areas where we have neighbourhood houses. We would also like to make submissions at a later date for \$40,000 for Sunrise Skeena and Riley Park areas of the City."

Mrs. Kristiansen, President, was the main spokesman for N.S.A., with other representatives answering questions from the Committee on specific areas of the organization's operation. N.S.A. representatives gave a thorough review of the operation of their neighbourhood houses in Kitsilano, West End and Cedar Cottage areas. They also spoke in support of their request for consideration by the City of a grant of \$20,000 each to Sunrise Skeena and Riley Park areas of the City.

A delegation of concerned parents from the Franklin School area, the Principal of Franklin School and the N.S.A. worker for the area submitted a request for funding of an additional recreation and counselling worker for Franklin School. This worker is needed to enable the teenagers in the area to be involved in the programme. At the present time, the lack of staff precludes formal teenage involvement in the programme. The delegation outlined some of the problems in the area for the information of the Committee:

- Franklin School is situated in the Northeast corner of the City and is completely isolated from all community services in the area;
- because of its location and the heavy traffic on Hastings Street and Cassiar (Highway 401), Franklin School is the only public building in this area;
- a programme is presently operated through the Hastings Community Association, with two L.I.P. workers. This programme is mainly for children from 6 - 13 years of age with some family activities in the evening;
- the school has a high vandalism incidence, however, since inception of the programme at Franklin School, there has been a significant decline of vandalism in the area.

Mr. J. Kaplan, Community Worker for N.S.A., outlined his activities with youth in the area. He has organized and is involved in the operation of a number of hockey, skiing, volleyball and other recreation programmes for youth in the area. Some of these programmes are operated in co-operation with the local community centres. Mr. Kaplan supported the request of the delegation from Franklin school and stressed the need for an additional community worker to assist him in his work with the youth in the area.

RESOLVED

To receive the presentation of Neighbourhood Services Association, including that of the delegation from Franklin School and that consideration of their requests be deferred to a later date.

Standing Committee of Council on Social Services 3
February 14, 1974

RECOMMENDATION

2. Termination Grant - Helping Hand Council

The Director of Social Planning submitted the following report dated February 5, 1974 on a termination grant to the Helping Hand Council:

"Vancouver City Council voted not to continue its funding of the Helping Hand Council at its meeting of December 18, 1973.

As a result, the organization has terminated. The organization was run by Captain E. Ted Liberty who is in ill health and is a recipient of a handicap allowance. In closing the organization, Captain Liberty informed the Social Planning Department that he had bills outstanding in the amount of \$311.83 (see attached).

As the financial resources of the organization are nil and since personal payment of the bills by Captain Liberty would result in undue financial hardship, it is recommended that Vancouver City Council make a grant payment toward the enclosed bills in the amount of \$311.83 on behalf of the extinct Helping Hand Council."

RECOMMENDED

THAT City Council approve a termination grant of \$311.83 to the Helping Hand Council towards payment of outstanding bills (see attached letter dated January 24, 1974 from Captain E. Ted Liberty, detailing bills outstanding).

FOR COUNCIL ACTION SEE PAGE(S) 366

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON HOUSING

February 19, 1974

A meeting of the Standing Committee of Council on Housing was held in the No.1 Committee Room, third floor, City Hall, on Tuesday, February 19, 1974, at approximately 11:15 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held January 15, 1974 were adopted as amended by Council on January 22, 1974, and the Minutes of January 22, 1974 were adopted.

RECOMMENDATION1. Strata Title Applications

On January 15, 1974, the Committee had before it a report of the Board of Administration dated January 11, 1974, attached to which was a report of the Board of Administration dated August 24, 1973. The Committee also noted a report on Burnaby Guidelines for Residential Condominiums and Conversions. At that meeting it was

"RESOLVED

That the Board of Administration Report dated January 11, 1974, and the Burnaby Guidelines for Residential Condominiums and Conversions be received and forwarded to interested organizations for further consideration at the Committee's meeting on February 19, 1974. "

The following delegations were present and submitted briefs:

B. C. Association of Strata Corporation
- Mr. Jean Pierre Daem

Greater Vancouver Regional District dated February 11, 1974
- Mr. Ian Birtwell

Vancouver and District Labour Council in conjunction with the B.C. and Yukon Territory Building and Construction Trades Council dated February, 1974
- Mr. Cy Stairs, President

cont'd

Standing Committee of Council on Housing 2
February 19, 1974

Clause No.1 continued

Briefs were also received from the Real Estate Board of Greater Vancouver dated February 12, 1974, and from the Greater Vancouver Apartment Owners' Association dated February 15, 1974.

Mr. Peter Brown, lawyer, advised that his client, in his opinion, had been unduly delayed from the time the Development Permit was obtained to the time of the Strata Title Application approval, which was to be considered by Council this day. He felt the administrative system at the City Hall was inadequate and requested that an endeavour be made to handle these applications in a speedier manner.

The delegations made suggestions as to ways and means of improving the regulations and procedures to be followed in dealing with applications under the Strata Titles Act.

The Committee briefly discussed the Burnaby Guidelines with representatives from the Burnaby Planning Department and a general discussion followed with all those present at the meeting.

After due consideration it was

RECOMMENDED

- (a) That the briefs presented from the various organizations be received.
- (b) That City Council extend the present moratorium on conversions for a period of one year beyond the present expiry date of June 26, 1974 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be permitted.
- (c) That the Board of Administration, through its officials be requested to report back to the Committee on the following matters:
 - (i) Pre-selling of units in a Strata Title building.
 - (ii) Re-consideration of the consultant's report.
 - (iii) The optimum size of condominiums.
 - (iv) An outline of operating costs as part of the prospectus.
 - (v) Designating condominium buildings as adult or family buildings.
 - (vi) Financial prospectus of costs.
 - (vii) The recommendations regarding a warranty system with the alternative of requiring that performance bonds be posted.
 - (viii) Persons owning the condominiums having to pay for the removal of garbage.
 - (ix) The new C.M.H.C. guidelines which will be published in April.
 - (x) The use of electrical plugs rather than boxes in the wall with respect to assisting in soundproofing.

cont'd

Standing Committee of Council on Housing 3
February 19, 1974

Clause No.1 continued

- (xi) An applicant being permitted to apply for a development permit for a Strata Title and filing a prospectus at the same time.
- (xii) The relationship of parking to be provided in conjunction with the number of units.

The meeting adjourned at approximately 1:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 366, 367

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
COMMUNITY DEVELOPMENT

February 20, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Kitsilano Secondary School, 2550 West 10th Avenue on Wednesday, February 20, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATION1. Kitsilano Local Area Planning

The Chairman in his opening remarks advised the chief purpose of the meeting was to discuss the process by which planning is going to take place in the Kitsilano area. i.e. the process whereby people in the area will have a say in the planning of Kitsilano. He stated there will be a Citizens' Planning Committee that will play a major role in effecting the planning of Kitsilano. This Committee will work in conjunction with the City Planners to develop a local area planning scheme.

Mr. D. Janczewski, Planner, advised that any group within the neighbourhood should be participants on the Committee and when the plan comes, major policy decisions will be made by the community at large. He further advised that the area under discussion is from Burrard Street on the east to Alma Road on the west and from the waterfront on the north to 16th Avenue on the south. He then briefly reviewed a draft City Planning Department report dated December 3, 1973, which concluded with the following recommendations:

1. City Council approve this report as the basis for establishing a Local Area Planning Programme in the Kitsilano local area.
2. City Council endorse the principle of a Kitsilano Planning Committee composed of residents and owners of the area who will give direction to the Local Area Planning Programme.
3. City Council establish a liaison with the Kitsilano Planning Committee by assigning an Alderman to take part in the Local Area Planning Programme.
4. The Supervisor of Property & Insurance, in consultation with the Director of Planning, investigate possible locations for a site office in the Kitsilano area and the Board of Administration be authorized to approve a suitable lease arrangement.
5. The recommendations of the Director of Personnel Services re classification of the two temporary positions which have been concurred by the Business Manager of the V.M.R.E.U. be approved.
6. All civic departments co-ordinate their work with the Kitsilano Local Area Planning Office on proposals affecting Kitsilano, and be requested to assist the efforts of this programme.
7. The budget for the Kitsilano Planning Programme estimated at \$42,128 for the period January 1, 1974 to December 31, 1974 be approved.

Standing Committee of Council on
Community Development
February 20, 1974 2

The following delegations representing organizations in the community were heard:

- a. Kitsilano Ratepayers & Burrard Lions - Mr. Harold Kidd
- b. Committee for Neighbourhood Government - Mr. Saul Arbess
- c. Kitsilano Ratepayers Association - Mr. George Moul
- d. Vancouver Burrard N.D.P. - Mr. Ron Johnson; brief dated February 20, 1974 filed
- e. West Broadway Citizens Committee - Mr. Frank Hyde; a brief containing recommendations filed
- f. Urban Transportation Committee - Mrs. A. George
- g. Kitsilano Planning Centre - Mr. Dave Todd; brief filed
- h. Kitsilano Area Resources Association - Ms. Maggie Camfield

Eight other individuals commented briefly on the matter.

After due consideration your Committee

RECOMMENDED

THAT Council approve in principle

- A. The endorsement of a Kitsilano Planning Committee composed of residents of the area who will give direction to the Local Area Planning Program.
- B. A liaison with the Kitsilano Planning Committee by having an Alderman, suitable to the Committee, take part in the Local Area Planning Program.
- C. That the Supervisor of Property and Insurance, in consultation with the Director of Planning, investigate possible locations for a site office in the Kitsilano area and the Board of Administration be authorized to approve a suitable lease arrangement.
- D. That the recommendation of the Director of Personnel Services re classifications of the two temporary positions which have been concurred by the Business Manager of the V.M.R.E.U. be approved.
- E. That all Civic Departments co-ordinate their work with the Kitsilano Local Area Planning Office on proposals affecting Kitsilano and be requested to assist the efforts of this program.
- F. That the budget for the Kitsilano Planning Program estimated at \$42,128 for the period of January 1, 1974 to December 31, 1974 be approved.

FURTHER RECOMMENDED THAT

how the Planning Group is to be selected and the terms of reference for the Kitsilano Planning Committee be deferred for consideration at a meeting of this Standing Committee on March 7, 1974.

The meeting adjourned at approximately 10:10 p.m.

* * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

February 21, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday February 21, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: M. Clark

The Minutes of the meeting held January 31, 1974 were adopted.

RECOMMENDATION:

1. Preliminary Report on the 1974 Revenue Budget Estimates

Mr. Peter Leckie, Director of Finance, presented to the Committee a Board of Administration Preliminary Report on the 1974 Revenue Budget Estimates, a copy of which is attached. The summary shows estimated revenues of \$112,131,571 and estimated expenditures of \$113,945,810, resulting in a budget deficit of \$1,814,239 before review of the budget detail. Several significant factors were commented upon by Mr. Leckie.

Expenditure estimates of Departments and Boards have not been reviewed in detail as yet, and it is not known how much of the "Variable" expenditure increases can be reduced. Mr. Leckie pointed out that if the 1974 Revenue Budget is to be balanced at not more than a 9% increase in the general tax levy on the average single family residence (before adjustment for the Greater Vancouver Regional District levy) substantial reductions in the requested expenditure estimates must be made to eliminate the deficit.

It is possible that certain Administration of Justice related functions such as the Prosecutor's Department, Coroner's Department and the Juvenile Detention Home, will be taken over by the Provincial Government on April 1, 1974. This would reduce the City's costs by about \$850,000 in 1974. No adjustment has been made in the preliminary budget for this, pending clarification by the Provincial Government.

The announcement in the Provincial Legislature that the Province will take over Ambulance Services will reduce the City's cost in this area by approximately \$300,000 if the cut-off date is July 1, 1974, as anticipated.

There are many other unknowns that could have a considerable effect on the \$1,814,239 deficit, as well as the extent of the Provincial Government takeover in various areas. One of these is the National Harbours Board property which is on the assessment roll. Another is the fluctuating interest rate which has a considerable effect on interest revenues on temporary investments.

Mr. Leckie is hopeful that reductions in the basic operating budget can be made during the budget review procedure with Department Heads and Boards, providing funds for maintaining current standards of service but eliminating those requests for increases in those standards from the supplemental estimates excepting where they are essential because of increased volume of work or increased operating efficiency. If, following the budget review by the Board of Administration and the Director of Finance, "a better than balanced position" can be arrived at, maintaining current levels of service, then the Council would be in a position to make decisions on its own priorities for increasing levels of services.

Cont'd . . .

Standing Committee of Council on
 Finance and Administration
 February 21, 1974 2

The Committee discussed the possibility of increasing by $\frac{1}{4}$ of one mill the annual transfer to Reserve, if the \$1,814,239 could be effectively lowered. The Committee was of the opinion that an increase in supplemental capital each year would be a worthwhile goal.

The Board of Administration report concluded with the following recommendations:

"That the Board of Administration and the Director of Finance be instructed to meet with Department Heads and Boards to

- (a) review the 1974 Revenue Budget Estimates as submitted
- (b) make such reductions in the basic operating budget estimates as are necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council
- (c) eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board
- (d) report to the Committee on Finance and Administration all adjustments made to the budgets during reviews."

Your Committee,

RECOMMENDS

THAT the foregoing recommendations of the Board of Administration be approved.

INFORMATION:

2. Health Department - Preliminary 1974 Budget Review

At the request of the Committee, Dr. G.H. Bonham Medical Health Officer, appeared to report on several items from the Preliminary 1974 Budget Review Priority Ratings. Dr. Bonham discussed Adult Immunization, Mental Health Services, Youth Health Services, Nutrition Services, and Environmental Health.

A. Adult Immunization

The Medical Health Officer presented, as requested, break-down figures on the cost per person to provide the adult immunization service. The objective was to determine whether or not the costs were recoverable.

The services are mainly to persons travelling outside of Canada who require, by statute, that the Health Department stamp their international certificates of vaccination. Therefore, even if the immunization was done by a private practitioner, the Health Department would still be involved.

This is an item that if carried out by the private practitioner is recoverable through Medicare. The practitioner's fee is \$2.00, 90% of which is paid by Medicare.

At present, the Health Department does approximately 25,000 free adult immunizations each year.

B. Mental Health Services

The mental health field is one which is changing and expanding

Standing Committee of Council on
Finance and Administration
February 21, 1974

3

rapidly at the moment. Presently 80% of the cost is recoverable through Medicare and the School Board so that the net cost to the City is minimal.

C. Youth Health Services

Dr. Bonham described the services offered through this program and the consensus of your Committee was that it is a most worthwhile service. The cost is presently shared with the Province paying 71.70% and the City 28.3%.

The program was begun as a three-year federal pilot program. When the federal government dropped out, the City provided the additional funds to maintain the service. The Mayor has requested that the service be maintained at the level of the federal project.

Reference was made by the Medical Health Officer to the fact that within the near future it will no longer be possible for the trailer which houses the Youth Clinic to remain at its present site at 8th and Pine. Therefore it will be necessary to locate an alternate suitable site or failing that, obtain suitable premises for the Youth Clinic.

D. Nutrition Services

The nutrition services of the City Health Department are primarily in the area of providing information. The three nutritionists on city strength allow the equivalent of a one-half time nutritionist for each health unit.

E. Environmental Health

Approximately 90% of this work is related to the Health Act and its regulations. The costs involved are built into the license fee structure for recovery. It was agreed that this was not really a budget item but rather an administrative item.

Following discussion, the Committee

RESOLVED

- (a) THAT the Medical Health Officer carry out discussions with the Medicare Commission regarding recovering the costs of adult immunization and exploring the possibilities of charging back through Medicare on the same basis as Private Practitioners or, alternatively, charging adults a fee for the stamping of the international certificate of vaccination;
- (b) THAT the Medical Health Officer report back to the Committee on his efforts to locate a suitable site for the location of the youth health services trailer; and
- (c) THAT the Mayor be requested to report back to the Committee on the results of his negotiations with the Province regarding funding of the Youth Health Programme.

3. Twice Yearly Tax Billings

Twice yearly tax billings will take effect in 1975 (providing the Charter Amendments presently before the Provincial Legislature are passed). The Committee felt that taxpayers should be fairly warned that beginning next year they will receive tax billings in January and July rather than a single billing in July as in the past. The Director of Finance was asked to look into the possibility of having a note on this year's tax bills to this effect. It was also felt that

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a media campaign should be considered to be conducted through the
Social Planning Department.

4. Park Board Budget Review

The estimated increase in the Park Board Budget was discussed,
especially in regard to allowing that Board to have some idea of
where it stands as they prepare for their summer programmes. It was

RESOLVED

THAT your Committee meet with representatives of the Park Board
to discuss their budget items as soon as possible after the
Board of Administration and the Director of Finance have con-
ducted their review.

The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 369